

ANALYSIS AND FINDINGS FOR DESIGN REVIEW APPROVAL

Discussion

The following section evaluates the decision criteria for a Design Review Two. Following each approval criterion, findings are made, based primarily on the written narrative and plans submitted by the applicant, establishing that the criterion is met.

Major Issues

No major issues were identified.

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to encourage originality, flexibility, and innovation in development, site planning, buildings, structures, and landscaping. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. This Section is carried out by the approval criteria listed herein.

Design Review Standards for Approval:

Section 40.20.15.2.C of the Development Code provides standards to govern the decision making authority to evaluate and render a decision on the Design Review Two application. The Facilities Review Committee has reviewed the Facilities Review criteria of Section 40.03, and found that there are conditions of approval applicable to the Design Review request. The decision making authority will determine whether the application as presented, meets the Design Review approval criteria. The decision making authority may choose to adopt, not adopt or modify the Committee's findings and recommended Conditions of Approval. In this report, staff evaluates the application in accordance with the criteria for Design Review Two.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for a Design Review Two application.***

Facts and Findings:

Section 40.20.15.2.A *Threshold: An application for Design Review Type Two shall be required when the following threshold apply:*

“Nonresidential development that will create more than 700 gross square feet of floor area and up to and including 5,000 gross square feet of floor area on property that is not located in any residential zoning district and is located at a distance greater than fifty feet (50’) from any residential zoning district.”

The applicant is proposing to remodel the existing building located at the above referenced site. The remodel will include the expansion of the floor area by 3,194 square feet for a total of 9, 491 square feet. The remodel will update the exterior by breaking up the long linear form with vertical elements and offsets. New windows will be installed and a second main entrance will be created near the southeast corner of the building. Therefore, the proposal meets the threshold requirement for a Design Review Two application.

Therefore, staff find that the criterion is met.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

Facts and Findings:

The applicant paid the required associated fees of \$803.00 with check number 2310830035, for a Design Review Two application on July 20, 2004.

Therefore, staff find that the criterion is met.

3. *The proposal will not obstruct any existing or approved vehicular, pedestrian, or bicycle connection identified in the Comprehensive Plan.*

Facts and Findings:

The Design Review application has been reviewed by the Facilities Review Committee and found to be in conformance with Development Code standards for circulation in its current form. The Comprehensive Plan does identify an extension of SW 173rd Avenue in the future. However, no specific timeline has been determined when the improvement will take place. The Comprehensive Plan does identify Cornell Road to be expanded to five lanes, but will have no effect to the current proposal.

Therefore, staff find that the criterion is met.

4. ***The proposal is similar to or better than valid prior approvals for development on the site with regard to materials, fenestration, roof pitch, and plant materials.***

Facts and Findings:

The applicant is proposing to remodel the existing building with materials to break up the current scale and color. Some of the design items in this project will included painted cedar siding and a red metal roof. The new addition to the building is designed to match what is currently built on the site. New windows will be installed and a second main entrance will be created near the southeast corner of the building will also be incorporated into the design of the project.

Staff finds that the proposed design matches what is currently approved on the site with regards to the roof pitch of the building addition. In addition staff finds that the design of the second entrance will improve the overall design of the building.

Therefore, staff find that the criterion is met.

5. ***In relationship to the existing surroundings and future allowed uses, the location, size, shape, height, spatial and visual arrangement of the uses and structures are compatible, with consideration given to increased setbacks, building heights, shared parking, common driveways and other similar considerations.***

Facts and Findings:

The applicant has demonstrated that the project is compatible with consideration to design and location within the site. All current and future uses abutting the site are considered compatible based on their zoning designation. The building design itself is simulate to the surrounding buildings with regard to building materials and height of the structure. A common driveway for this side is not feasible due to the topography of the site and its access points to the surrounding street connections. All abutting properties obtain street access via Corridor Court not 173rd Avenue, as in the case of this specific site.

Therefore, staff find that the criterion is met.

6. ***There is a desirable, efficient and workable inter-relationship among buildings, building entrances, transit stops, transit facilities and routes, parking, loading areas, circulation, open spaces, landscaping and related activities and uses on the site.***

Facts and Findings:

The site as proposed will create a desirable and efficient relationship among the building entrances, parking lot circulation and landscaping. Both the building entrances and landscaping will be enhanced by the development proposed. There will be another building entrance added to the southwest corner of the building and an additional 317 square feet of landscaping in front of both the east and west entrances.

Therefore, staff find that the criterion is met.

7. ***For Significant Natural Resource sites, that treatment of the natural features which have been identified on the site as part of the City's natural resources inventory process and the siting and design of buildings and other improvements are appropriate to protect such features.***

Facts and Findings:

The site does not contain a Significant Natural Resource.

Therefore, staff find the criterion is not applicable.

8. ***That the development has been designed to, where possible, incorporate and preserve existing trees and vegetation of significant size and species. Consideration shall be given to whether wildlife habitat preservation, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees.***

Facts and Findings:

The site has been designed to preserve the existing landscaping and incorporate an additional 317 square feet of additional landscaping. There are no areas of vegetation of significant size on the site.

Therefore, staff find that the criterion is met.

9. ***That the proposed development does not detract from the existing character of historic buildings or features both on the site and within the immediate area.***

Facts and Findings:

There are no known historic buildings or historic trees located on the site or within the immediate area.

Therefore, staff find the criterion is not applicable.

10. ***That grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site.***

Facts and Findings:

There is no site grading proposed for the site. All development will take place without site development grading work.

Therefore, staff find that the criterion is met.

11. ***That the quality, location, size and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas have minimal adverse effect on existing or approved abutting land uses.***

Facts and Findings:

The design does not include any new retaining walls, median areas, or planting areas for screening. The new landscape areas are for aesthetic purposes and are oriented around both building entrances. Staff finds that the landscaping areas have minimal adverse effects on the existing land uses.

Therefore, staff find that the criterion is met.

12. ***That proposed lighting is appropriate for the use and does not adversely impact surrounding properties.***

Facts and Findings:

The criterion has been typically implemented by the Board of Design Review, by consideration of the intensity of visible illumination as measured at the ground. Illumination greater than 0.5 footcandle is considered to be excessive beyond the property line, and would therefore be considered an adverse impact. In addition, the Board has consistently used 0.5 footcandle as the minimum illumination for parking and drive areas.

The lighting plan shows locations of lights and areas of illumination at 0.5 foot candlepower emitted from wall mounted lights. The applicant has provided manufacturer's cut sheets that correlate to the lighting plan illustrating the specific proposal for lighting of the commercial building and parking areas.

Staff find that with conditions, the proposed lighting is appropriate for the use and the area of illumination, from all light fixtures, measured at the 0.5 foot candle will not adversely affect neighboring properties or public right-of-way.

Therefore, staff find that the criterion is met.

13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Facts and Findings:

The applicant has submitted all the required information and application in the proper sequence.

Therefore, staff find that the criterion is met